



The tube coming out of the soffit is the secondary drain for your AC condensation. The secondary drains on homes with the condenser in the attic always have the secondary drain outlet positioned over a window so that the homeowner will notice it dripping.

The primary drain empties directly into your sewer pipes or vent. When it becomes clogged, water will empty through the secondary drain to prevent your ceiling from being ruined from the water overflow.

You should have a qualified person clear your primary drain line as soon as possible. Also, the Sun City Design Guidelines specify that the exterior house surfaces must be maintained to keep a neat and attractive appearance. Therefore, the stonework discolored by the dripping condensate must be cleaned up.

Please note that if you routinely pour a mixture of white vinegar and warm water down the PVC pipe that is your primary drain, you can prevent future clogging. I don't recommend you going up into the attic to do this, but you should be able to find a young person to take care of the task for you.

Jerry Lovedahl

Community Standards Inspector